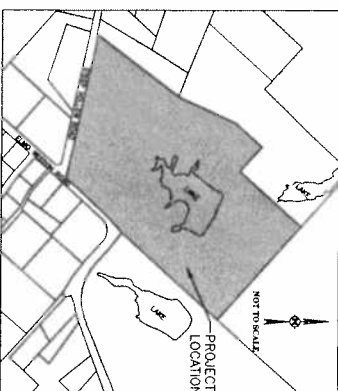


—	PROPERTY BOUNDARY
—	RIGHT-OF-WAY
•	PROPERTY CORNER
- - -	PUBLIC ACCESS EASEMENT
- - -	EDGE OF PAVEMENT
- - -	PHASE LINE
—	WATERLINE

- GENERAL NOTES:
1. THE PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. THE MINIMUM LOT AREA SHALL BE 1 ACRE.
 4. THIS TRACT DOES NOT LIE WITHIN A RESERVED 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48041002B-E, EFFECTIVE DATE: MAY 16, 2012.
 5. THE PURPOSE OF THE PROPOSED RELOCATION OF LORENA LAKE HAS BEEN DONE TO COORDINATE ACCESS TO THE ADJACENT PROPERTY TO THE NORTH AS REQUESTED BY THE ADJACENT LANDOWNER.
 6. ON FEBRUARY 6, 2014, THE BRYAN PLANNING AND ZONING COMMISSION APPROVED AN EXCEPTION FROM THE MINIMUM 100-FOOT SETBACK REQUIREMENT FOR THE PROPOSED RELOCATION OF LORENA LAKE AND LOTS 12, 13 AND 14 IN BLOCK 3 OF HERITAGE LAKES ESTATES SUBDIVISION - PHASE 1 (CASE NO. PE14-01).



REVISED MASTER PLAN

HERITAGE LAKE ESTATES

83.92 ACRES

PHASE 1 - 44.93 ACRES

PHASE 2 - 38.99 ACRES

0.59 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER:

ST. RYENOR:

ST. RYENOR, LLC

2720 LORCHER, SUITE A

BOON, TX 77803

(979) 268-3195

ENGINEER:

SCHEIDT ENGINEERING, LLC

7220 LORCHER, SUITE A

BOON, TX 77803

(979) 764-3500

DR. E. L. PANE
81.5 ACRE TRACT
241/007

DR. E. L. PANE
100.49 ACRE TRACT
241/007